

**ORDINANCE NO. 20210610-103**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1011 AND 1017 SPRINGDALE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Springdale Green Planned Unit Development (the “Springdale Green PUD”) is comprised of approximately 30.11 acres located just east of the intersection of Springdale Road and Airport Boulevard in the area generally known as the former East Austin Tank Farm, and more particularly described as follows:

A 30.1182 acre (1,311,948 square feet) tract of land out of Jesse C. Tannehill Survey No. 29, Abstract No. 22, of Travis County, Texas, being a portion of a called 19.1704 acre tract (called Tract 1), being a portion of a called 6.6576 acre tract (called Tract 2), and being all of a called 4.376 acre tract (called Tract 3), all of which was conveyed to Aus Springdale, LLC, in Document No. 2020027902, Official Public Records of Travis County, Texas, said 30.1182 acres being more particularly described by metes and bounds as shown in **Exhibit “A”** incorporated into this ordinance (the “Property”).

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2020-0104, on file at the Housing and Planning Department, and locally known as 1011 and 1017 Springdale Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 3.** This ordinance and the attached Exhibits constitute the land use plan (the “Land Use Plan”) for the Springdale Green PUD created by this ordinance. Development of and uses within the Springdale Green PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as

otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Property.

**PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A. Legal Description of the Property
- Exhibit B. Zoning Map
- Exhibit C. Land Use Plan
- Exhibit D. Open Space Plan
- Exhibit E. Restoration Plan
- Exhibit F. Creek Plan
- Exhibit G. Tree Survey
- Exhibit H. Interbasin Transfer

**PART 5. Definitions.**

In this ordinance, Landowner means the owner of the Property, or the owner's successors and assigns.

**PART 6. Land Use.**

- A. Except as specifically modified by this ordinance or the Land Use Plan, the Property shall be developed in accordance with the regulations applicable in the community commercial (GR) zoning district.
- B. The maximum height of a building or structure on the Property shall not exceed 93 feet as indicated on the Site Development Regulations Table of the Land Use Plan attached as **Exhibit "C"** (*Land Use Plan*).
- C. The total square footage of all office/commercial development within the Springdale Green PUD shall not exceed 775,000 square feet of gross floor area.
- D. The overall impervious cover allowed on the Property shall not exceed 50% of the gross site area.
- E. Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 0.8 to 1.

F. The following uses are additional permitted uses of the Property:

Electronic Prototype Assembly	Electronic Testing
Research Assembly Services	Research Testing Services

G. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Community gardens	Drop-off recycling collection facility
Exterminating services	Funeral services
Service station	

### **PART 7. Affordable Housing Program.**

The Landowner shall pay a fee-in-lieu donation for any bonus area developed within the Springdale Green PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (*In Lieu Donation*). Bonus area in the Springdale Green PUD shall include any gross floor area greater than that which could be achieved within the height, floor to area ratio, and building coverage allowed by the community commercial (GR) zoning district. The fee-in-lieu donation shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The fee-in-lieu donation shall be restricted for use in City Council District 3 for a period of seven years from the date the fee-in-lieu donation is received by the City. If no suitable projects or opportunities are identified within seven years, staff may use the funds in other ways that advance the goals of the City's Strategic Housing Blueprint. The building official may not issue a certificate of occupancy for any building in the Springdale Green PUD that includes bonus area until the fee-in-lieu donation for that bonus area is paid to the City's Affordable Housing Trust Fund.

### **PART 8. Environmental.**

#### **A. Green Building Rating**

All buildings on the Property shall achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

#### **B. Water Quality**

1. The Springdale Green PUD shall provide 100 percent on-site water quality capture volume equivalency for all development on the Property, and treat 100 percent of the water quality volume using green innovative methods per Environmental Criteria Manual (ECM) Section 1.6.7 (*Green Stormwater Quality Infrastructure*).
2. Except for impervious cover associated with the Boggy Creek armoring, the Landowner shall remove all existing impervious cover from the Critical Water Quality Zone and restore the area with vegetation as shown on **Exhibit “E”** (*Restoration Plan*).

#### C. Drainage

1. Prior to issuance of the first certificate of occupancy for either Building A or Building B shown in **Exhibit “C”** (*Land Use Plan*), the Landowner shall divert between 7 and 9 acres of off-site stormwater run-off from the Tannehill Watershed to the Property as shown in **Exhibit “H”** (*Interbasin Transfer*). This language shall be included as a note on the cover sheet of the consolidated site plan.
2. If the Landowner demonstrates to the director of the Watershed Protection Department that despite good faith efforts an interbasin diversion as described in Part 8.C.1 is infeasible, the Landowner shall contribute \$425,000 into a fund to be established by the City’s Watershed Protection Department for drainage improvements in the Alf Storm System Basin. The Landowner shall provide the contribution prior to the issuance of the first certificate of occupancy for either Building A or Building B shown in **Exhibit “C”** (*Land Use Plan*). For purposes of this paragraph, the inability of the Landowner to enter into any necessary agreement with an adjacent landowner shall be sufficient to demonstrate that an interbasin diversion is infeasible.

#### D. Tree Protection

1. The Springdale Green PUD shall preserve on the Property a minimum of:
  - a. 75% of the caliper inches associated with native protected and heritage tree sizes; and
  - b. 75% of the caliper inches associated with native trees of any size.

2. The Springdale Green PUD shall provide tree mitigation that exceeds the mitigation rates found in ECM Section 3.5.4 (*Mitigation Measures*) by 50%.

### **PART 9. Landscaping and Open Space.**

- A. 19.82 acres of open space shall be provided as shown in **Exhibit “D”** (*Open Space Plan*).
- B. The Landowner shall restore a minimum of 15.8 acres of the Property in accordance with **Exhibit “E”** (*Restoration Plan*). All restoration work as shown in **Exhibit “E”** (*Restoration Plan*) shall be permitted with the first consolidated site plan application submitted by the Landowner.
- C. The Springdale Green PUD shall exceed the percentage of the street yard that must be landscaped, as provided for in ECM Section 2.4.1 (*Street Yard*), by landscaping 30 percent of the street yard of the Property.
- D. The Springdale Green PUD shall meet the requirements of ECM Section 2.4.6 (*Irrigation of Landscape Areas*) by irrigating a minimum of 50% of the total landscaped area of the Property through the use of rainwater or condensate captured and stored in cisterns.
- E. All street yard trees provided in the Springdale Green PUD shall each be a minimum of three caliper inches in size.
- F. The Landowner shall provide at least 15 trees that use silva cell technology. All trees installed on the Property using silva cell technology shall be planted with a minimum soil volume of 1,000 cubic feet, which can be shared between a maximum of two trees. The City Arborist, however, may reduce the minimum soil volume requirement if needed due to utility conflicts or other related issues.
- G. The Landowner shall provide for the management of invasive vegetation as shown on **Exhibit “E”** (*Restoration Plan*). The Landowner shall remove a minimum of 50% of the following invasive species from the Property: Ligustrum, Chinaberry, Chinese Tallow, and Japanese Honeysuckle.

### **PART 10. Transportation.**

- A. Prior to the issuance of the first consolidated site plan for the Property, the Landowner shall make a fee-in-lieu payment of \$250,000 to the City to

provide for the construction of an urban trail connection to Airport Boulevard and Bolm Road.

- B. The Springdale Green PUD shall provide required parking in a separate structure onsite as shown in **Exhibit “C”** (*Land Use Plan*). A minimum of 75% of the parking structure’s frontage on Springdale Road will include pedestrian oriented uses as defined in City Code Section 25-2-691(C).

**PART 11. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the Springdale Green PUD instead of otherwise applicable City regulations:

A. General

- 1. Section 25-1-21(46) (*Definition of Gross Floor Area*) is modified to provide that this term does not include balconies and outdoor terraces.

B. Zoning

- 1. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish a specific set of permitted, conditional, and prohibited uses to be applicable to the Springdale Green PUD as shown in **Exhibit “C”** (*Land Use Plan*).
- 2. Section 25-2-492 (*Site Development Regulations*) is modified to establish a set of site development regulations applicable to the Springdale Green PUD, as shown in **Exhibit “C”** (*Land Use Plan*).
- 3. Section 25-2-531 (*Height Limit Exceptions*) is modified as follows:
  - a. 25-2-531(B) is modified to create a new subsection (B)(3) to include an elevator lobby and restrooms appurtenant to outdoor amenities.
  - b. 25-2-531(B)(1) is modified to add light poles.
  - c. 25-2-531(C) is modified to allow a structure described in subsection 25-2-531(B) to exceed the zoning district base height limit established by this ordinance by the greater of:
    - i. 18 percent;

- ii. the amount necessary to comply with a federal or state regulation;
  - iii. for a stock or vent, the amount necessary to comply with generally accepted engineering standards;
  - iv. for a light pole, 35 feet;
  - v. for an elevator penthouse with an enclosed equipment room and improvements necessary for pedestrian elevator access, 22 feet; or
  - vi. for a spire, 30 percent.
4. Section 25-2-1063(C) (*Height Limitations and Setbacks for Large Sites*) is modified to waive the compatibility standards as necessary to allow the buildings shown in **Exhibit "C"** (*Land Use Plan*) to achieve 64 feet of height at 85 feet from the property line of an urban family residence (SF-5) or more restrictive zoning district and to achieve 93 feet of height at 140 feet from the property line of an urban family residence (SF-5) or more restrictive zoning district.
5. Chapter 25-2, Subchapter E, Article 2 (*Site Development Standards*), is modified as follows:
- a. Section 2.2.2 (B)-(E) (*Core Transit Corridors: Sidewalks and Building Placements*) is modified to provide that the requirements do not apply to development within the Springdale Green PUD.
  - b. Section 2.2.3 (C) (*Urban Roadways: Supplemental Zone*) is modified to provide that the regulations related to the supplemental zone do not apply within the PUD. If the Landowner provides a supplemental zone, it must be a minimum of 10 feet in width.
  - c. Section 2.2.5 (E)(1) (*Internal Circulation Routes: Sidewalks*) is modified to allow for the construction of sidewalks on only one side of an Internal Circulation Route. The Landowner shall at a minimum ensure that sidewalks or pedestrian paths connect to all buildings and amenities.
  - d. Section 2.3.1 (B)(1) (*Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity; Vehicular and Pedestrian Connections Between Sites*) is modified to waive the requirement that the Springdale Green PUD provide a connection to Saucedo Street.

6. Chapter 25-2, Subchapter E, Article 3 (*Building Design Standards*), is modified as follows:
  - a. Section 3.2.2 (*Glazing and Façade Relief on Building Facades*) is modified to allow a minimum of 50% of the total area of all glazing on facades that face the principal street to have a Visible Transmittance (VT) of 0.3 or higher.
  - b. Section 3.3.2 (*Building Design Options*) is modified to require a minimum total of four base points in the aggregate for all building structures within the PUD.

### C. Environmental

1. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified during the time of construction to allow for a construction staging area as shown in **Exhibit “E”** (*Restoration Plan*) and to allow for construction activities specified in **Exhibit “F”** (*Creek Plan*). The construction staging area may only be used for the laydown and storage of building materials, storage of building construction equipment and vehicles, temporary construction offices, temporary access roads, and the daytime parking of personal vehicles. Upon completion of construction shown on the consolidated site plan, the Landowner shall de-compact and restore the impacted area in accordance with **Exhibit “E”** (*Restoration Plan*).
2. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified to allow for the construction of trails, elevated boardwalks, decks, and pedestrian bridges within the critical water quality zone as shown in **Exhibit “F”** (*Creek Plan*).
3. Section 25-8-261(B)(3)(C) (*Critical Water Quality Zone Development*) is modified to allow trails, elevated boardwalks, decks, and pedestrian bridges wider than 12 feet as shown in **Exhibit “F”** (*Creek Plan*).
4. Section 25-8-365 (*Interbasin Diversion*) is modified to allow an interbasin diversion of not more than nine acres from the Tannehill watershed to the Boggy Creek watershed as shown in **Exhibit “H”** (*Interbasin Transfer*).
5. Sections 25-8-621 (*Permit Required for Removal of Protected Trees: Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow

the removal of eight trees (Tree Numbers 5214, 5241, 5245, 5258, 5293, 5303, 5305, and 5309, as shown on the Tree Survey prepared by 4Ward Land Surveying dated April 21, 2020 and attached as **Exhibit “G”** (*Tree Survey*)).

#### D. Signs

1. Section 25-10-101(B)(1) (*General On-Premise Signs*) is modified to allow a freestanding or wall sign, such as those typically used to direct the movement or placement of vehicular traffic or pedestrian traffic that are within 20 feet of the public right-of-way provided that:
  - a. No more than eight signs are permitted for each building;
  - b. Sign area shall not exceed 18 square feet; and
  - c. Sign height shall not exceed six feet, for a freestanding sign.
2. Section 25-10-191 (*Sign Setback Requirements*) is modified to the extent necessary to allow one freestanding sign to be located no closer than eight feet from the street right-of-way and no closer than 10 feet from a driveway entrance or exit. The sign shall not exceed 38 inches in height, 11 feet in length, and 18 inches in width.

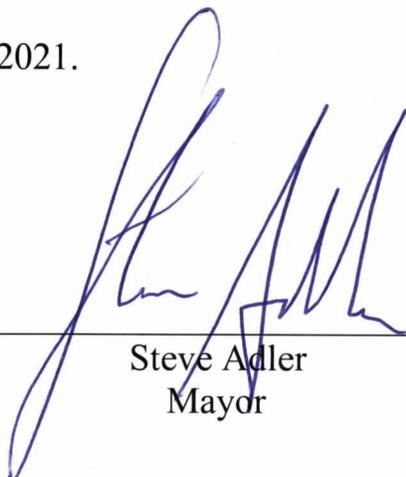
**PART 12.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 13.** This ordinance takes effect on June 21, 2021.

**PASSED AND APPROVED**

\_\_\_\_ June 10 \_\_\_\_\_, 2021

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§  
§



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Steve Adler  
Mayor

**APPROVED:** Anne L. Morgan  
Anne L. Morgan  
City Attorney

**ATTEST:** Jannette S. Goodall  
Jannette S. Goodall  
City Clerk

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 30.1182 ACRES (1,311,948 SQUARE FEET) OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.1704 ACRE TRACT (CALLED TRACT 1), BEING A PORTION OF A CALLED 6.6576 ACRE TRACT (CALLED TRACT 2), AND BEING ALL OF A CALLED 4.376 ACRE TRACT (CALLED TRACT 3), ALL OF WHICH WAS CONVEYED TO AUS SPRINGDALE, LLC, IN DOCUMENT NO. 2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 30.1182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with “4Ward-Boundary” cap set in the east right-of-way line of Springdale Road (right-of-way varies), and being the in the north line of said Tract 1, being the southwest corner of Lot 1, Block A, 1023 Subdivision, a subdivision recorded in Document No. 201600134 (O.P.R.T.C.T.), and being the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with “Survcon” cap found in the east right-of-way line of said Springdale Road, and being the northwest corner of said Tract 1 bears, **S61°55’24”W**, a distance of 11.84 feet;

**THENCE**, leaving the east right-of-way line of said Springdale Road, with the common line of said Lot 1 and said Tract 1, **S61°55’24”E**, a distance of **971.89** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof;

**THENCE**, with the north line of said Tract 1, in part with the south line of said Lot 1 of said 1023 Subdivision, in part with the south line of Lots 9 and 12 of Springdale Addition, recorded in Volume 4, Page 325 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and in part with the south terminus of Berger Street (50’ right-of-way, dedicated in part per said Springdale Addition), the following two (2) courses and distances:

- 1) **S61°57’24”E**, a distance of **239.39** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **S61°58’09”E**, passing at a distance of 115.68 feet, a 1-inch iron pipe found at the common corner of said Lot 12 and the southwest terminus of said Berger Street, passing at a distance of 165.70 feet, a 1/2-inch iron rod found at the common corner of said Lot 9 and the southeast terminus of said Berger Street, and continuing for a total distance of **338.40** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being in the west line of Lot 11 of Brookwood, a subdivision recorded in Volume 58, Page 57 (P.R.T.C.T.), and being the southeast corner of Lot 9 of said Springdale Addition, and being the northeast corner of said Tract 1;

**THENCE**, with the common line of said Brookwood Subdivision and said Tract 1, the following three (3) courses and distances:

- 1) **S27°32’21”W**, a distance of **432.86** feet to a 1/2-inch iron rod found for angle point hereof,
- 2) **S25°56’49”W**, a distance of **81.27** feet to a 1/2-inch iron rod found for an angle point hereof, and

Exhibit A

- 3) **S26°24'51"W**, a distance of **190.29** feet to a 1-inch iron pipe found for an angle point hereof, said point being in the northwest right-of-way line of Southern Pacific Transportation Company Railroad (right-of-way varies), and being the common south corner of Lots 19 and 20 of said Brookwood Subdivision, and being an angle point in the east line of said Tract 1;

**THENCE**, with the northwest right-of-way line of said Southern Pacific RR and the southeast line of said Tract 1, **S70°59'43"W**, a distance of **559.83** feet to a 1/2-inch iron pipe found for the southeast corner hereof, said point being at the northeast corner of a called 3.553 acre tract conveyed to 10611 Research L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being the southeast corner of said Tract 1;

**THENCE**, leaving the northwest right-of-way line of said Southern Pacific RR, with north line of said 3.553 acre 10611 Research tract, in part with the south line of said Tract 1, and in part with the south line of said Tract 3, **N62°14'06"W**, passing a distance of 208.26 feet, a 1/2-inch iron rod with "Survcon" cap found at the common south corner of said Tract 1 and said Tract 3, and from which found corner, a 3/4-inch iron pipe in concrete found bears, **N26°01'53"W**, a distance of 0.37 feet, and continuing for a total distance of **776.03** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in the northeast right-of-way line of Airport Boulevard (right-of-way varies), and being the common west corner of said 3.553 acre 10611 Research tract and said Tract 3, from which a 3/4-inch iron rod in concrete found at an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 3.553 acre 10611 Research tract bears, **S20°12'52"E**, a distance of 104.69 feet;

**THENCE**, with the northeast right-of-way line of said Airport Boulevard and the west line of said Tract 3, **N20°09'28"W**, a distance of **30.06** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being an angle point in the northeast right-of-way line of said Airport Boulevard, and being the southwest corner of a called 6.054 acre tract conveyed to 10611 Research, L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being a southwest corner of said Tract 3, from which a 3/4-inch iron rod in concrete found for an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 6.054 acre 10611 Research tract bears, **N20°25'37"W**, a distance of 65.80 feet;

**THENCE**, leaving the northeast right-of-way line of said Airport Boulevard, with the common line of said 6.054 acre 10611 Research tract and said Tract 3, the following two (2) courses and distances:

- 1) **S62°13'40"E**, a distance of **253.47** feet to a 3/4-inch iron rod in concrete found for an interior ell-corner hereof, and
- 2) **N27°57'50"E**, a distance of **532.10** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being in the southwest line of said Tract 2, and being the common north corner of said 6.054 acre 10611 Research tract and said Tract 3;

**THENCE**, with the common line of said 6.054 acre 10611 Research tract and said Tract 2, **N62°06'46"W**, a distance of **626.12** feet to a 1/2-inch iron rod for an exterior ell-corner hereof, said point being in the east right-of-way line of said Springdale Road, and being the common west corner of said 6.054 acre 10611 Research tract and said Tract 2, and being the southeast corner of a called 0.096 acre tract conveyed to the City of Austin in a Street Deed in Volume 10505, Page 485 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), from which a 3/4-inch iron rod in concrete found at the intersection of the east right-of-way line of said Springdale Road with the east right-of-way line of said Airport Boulevard, and being the southwest corner of said 6.054 acre 10611 Research tract bears, **S27°49'26"W**, a distance of 153.58 feet;

**THENCE**, with the east right-of-way line of said Springdale Road and the east line of said Street Deed, and with the west line of said Tract 2, the following two (2) courses and distances:

- 1) **N27°48'56"E**, a distance of **79.10** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N24°55'54"E**, a distance of **103.05** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found;

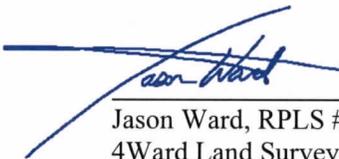
**THENCE**, leaving the east right-of-way line of said Springdale Road, over and across said Tract 2 the following two (2) courses and distances:

- 1) **N27°15'06"E**, a distance of **93.76** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **N27°43'49"E**, a distance of **24.60** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof, being in the common line of said Tract 1 and said Tract 2;

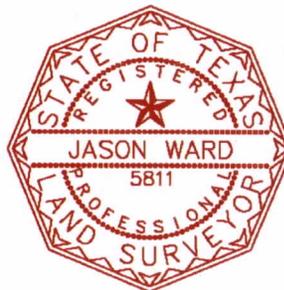
**THENCE**, leaving the north line of said Tract 2, over and across said Tract 1, **N27°46'25"E**, a distance of 266.31 feet to the **POINT OF BEGINNING** and containing 30.1182 Acres (1,311,948 Square Feet) more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000058721388. See attached sketch (reference drawing: 00773\_M&B 30.1 acres.dwg.)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

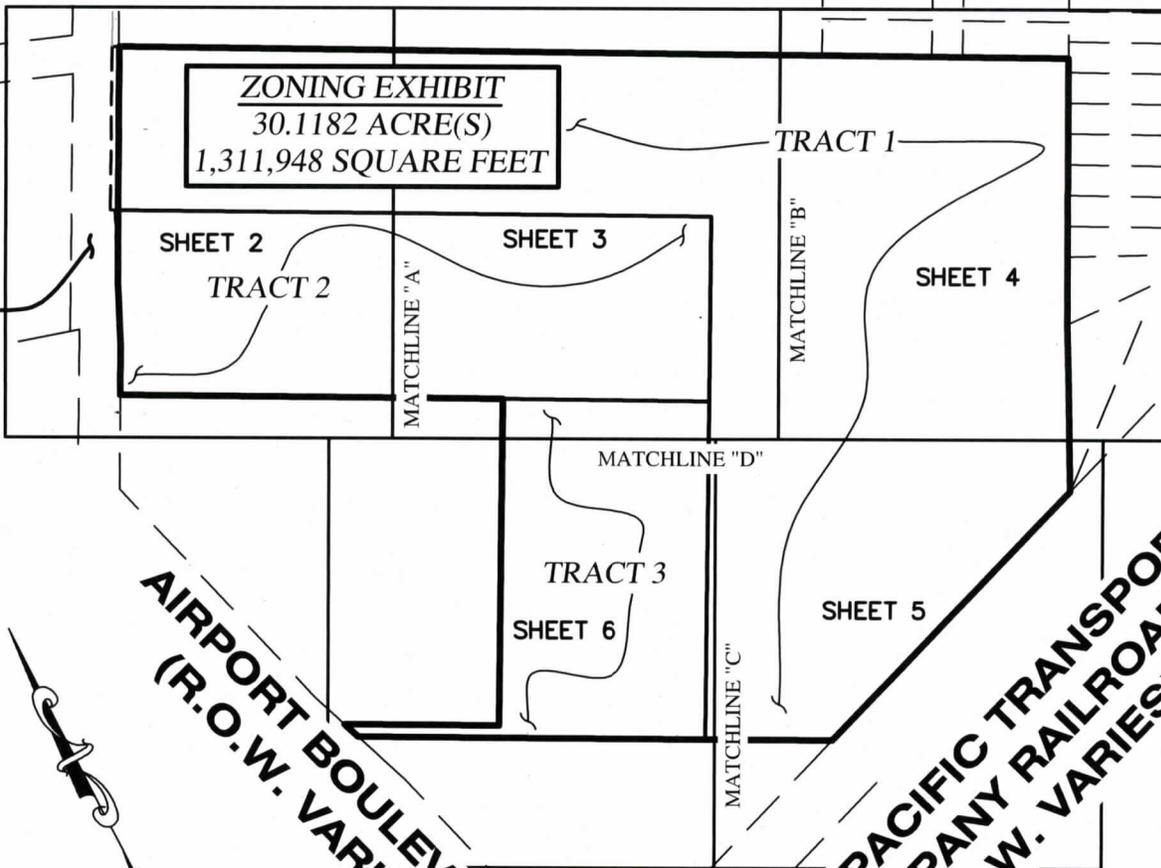
10/7/2020



**SAUCEDO STREET  
(R.O.W. VARIES-PLATTED  
AS BERGER DRIVE)**

**GOODWIN AVENUE  
(R.O.W. VARIES)**

**SPRINGDALE ROAD  
(R.O.W. VARIES)**



**AIRPORT BOULEVARD  
(R.O.W. VARIES)**

**SOUTHERN PACIFIC TRANSPORTATION  
COMPANY RAILROAD  
(R.O.W. VARIES)**



GRAPHIC SCALE: 1" = 300'

**30.1182 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



*A Limited Liability Company*

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 300'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	1 OF 7

**GOODWIN AVENUE (R.O.W. VARIES)**

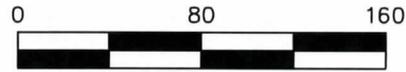
**SPRINGDALE ROAD (R.O.W. VARIES)**

**P.O.B.**  
 GRID N: 10070867.30  
 GRID E: 3129642.90

LOT 1, BLOCK A  
 1023 SUBDIVISION  
 DOC. NO. 201600134, O.P.R.T.C.T.

STREET DEED  
 DOC. NO. \_\_\_\_\_

**TRACT 1**  
**CALLED 19.1704 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**



GRAPHIC SCALE: 1" = 80'

**TRACT 2**  
**CALLED 6.6576 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

**ZONING EXHIBIT**  
**30.1182 ACRE(S)**  
**1,311,948 SQUARE FEET**

(N30°00'00"E 266.18')  
 N28°00'35"E 266.33'

N27°46'25"E 266.31'

{{N27°28'47"E 221.45}}  
 L5 L6 L7 L8 L9 L10 L11

153.02']  
 153.58'

N62°06'46"W 626.12'  
 [N60°43'34"W 626.03']

MATCHLINE "D"

MATCHLINE "A"

**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company  
 PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	2 OF 7

**S61°55'24"E 983.73'**  
(S59°58'00"E 983.80')  
[[S59°55'07"E 983.91']]  
971.89'

LOT 1, BLOCK A  
1023 SUBDIVISION  
DOC. NO. 201600134, O.P.R.T.C.T.

(S60°00'00"E 239.41')  
**S61°57'24"E 239.39'**

**TRACT 1**  
**CALLED 19.1704 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

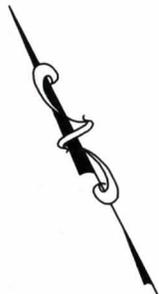
**ZONING EXHIBIT**  
**30.1182 ACRE(S)**  
**1,311,948 SQUARE FEET**

{{S59°31'15"E 974.33'}}  
S62°02'52"E 969.23'

MATCHLINE "A"

**TRACT 2**  
**CALLED 6.6576 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

MATCHLINE "B"



{{S30°28'50"W 299.84'}}  
S27°55'53"W 299.95'

N27°55'53"E 850.76'  
(N29°59'40"E 851.16')

{{N59°32'09"W 962.40'}}

3/4"  
IN CONC.

N61°59'47"W 336.36'  
((N60°43'34"W 336.52'))

"ACCUTEX  
RPLS 3991"

[B]

[C]

MATCHLINE "D"

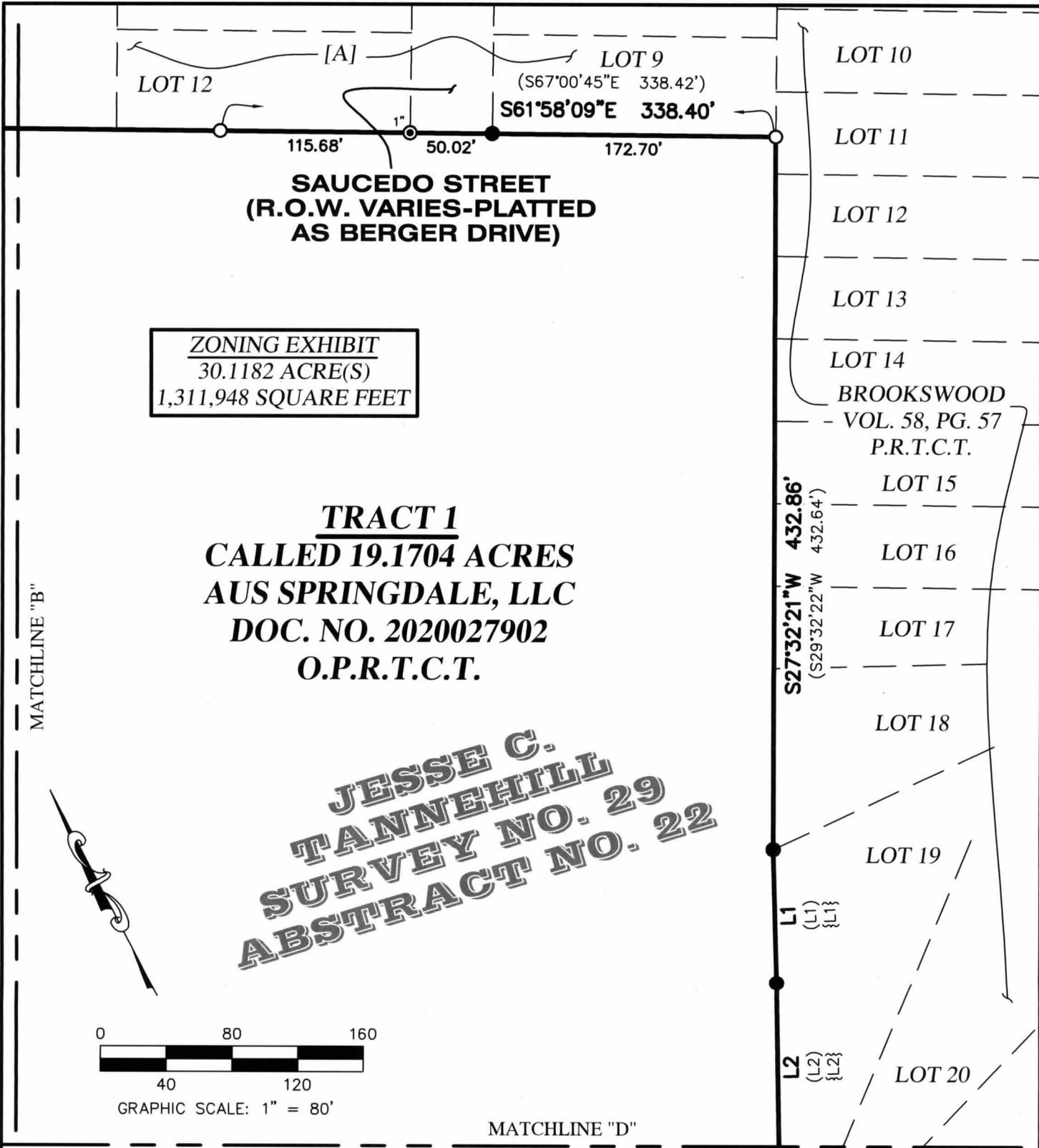
**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

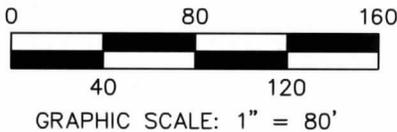
Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	3 OF 7



**ZONING EXHIBIT**  
 30.1182 ACRE(S)  
 1,311,948 SQUARE FEET

**TRACT 1**  
**CALLED 19.1704 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

**JESSE C. TANNEHILL**  
**SURVEY NO. 29**  
**ABSTRACT NO. 22**



MATCHLINE "B"

MATCHLINE "D"

**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



A Limited Liability Company  
 PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	4 OF 7

MATCHLINE "D"

**ZONING EXHIBIT**  
30.1182 ACRE(S)  
1,311,948 SQUARE FEET

**TRACT 1**  
**CALLED 19.1704 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

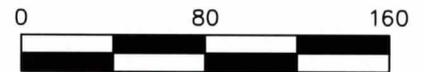
MATCHLINE "C"

S70°59'43"W 559.83'  
(S72°55'00"W 560.30')

**SOUTHERN PACIFIC TRANSPORTATION**  
**COMPANY RAILROAD**  
**(R.O.W. VARIES)**

(207.96')  
208.26'

CALLLED 3.553 ACRES  
10611 RESEARCH, L C  
DOC. NO. 2001025561  
O.P.R.T.C.T.



GRAPHIC SCALE: 1" = 80'

**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	5 OF 7

MATCHLINE "D"

**ZONING EXHIBIT**  
30.1182 ACRE(S)  
1,311,948 SQUARE FEET

[B]  
CALLED 6.054 ACRES  
10611 RESEARCH, L C  
DOC. NO. 2001025561  
O.P.R.T.C.T.

[N29°17'47"E 531.96']  
((N29°17'47"E 531.96'))  
N27°57'50"E 532.10'

[C]  
**TRACT 3**  
CALLED 4.376 ACRES  
AUS SPRINGDALE, LLC  
DOC. NO. 2020027902  
O.P.R.T.C.T.

((S29°18'24"W 551.64'))  
S27°55'53"W 550.81'



[S60°52'53"E 253.60']  
((S60°52'53"E 253.60'))  
S62°13'40"E 253.47'

3/4" IN CONC.

3/4" IN CONC.

FROM WHICH A 3/4" IRON PIPE FOUND BEARS, N26°01'53"W, 0.37'

((567.60'))  
567.76'

N62°14'06"W 776.03'  
[N60°50'05"W 775.70']

CALLED 3.553 ACRES  
10611 RESEARCH, L C  
DOC. NO. 2001025561  
O.P.R.T.C.T.

3/4" IN CONC.

**AIRPORT BOULEVARD**  
(R.O.W. VARIES)

MATCHLINE "C"

**30.1182 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	6 OF 7

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°56'49"W	81.27'
L2	S26°24'51"W	190.29'
L3	N20°09'28"W	30.06'
L4	N27°48'56"E	79.10'
L5	N24°55'54"E	103.05'
L6	N27°15'06"E	93.76'
L7	N27°43'49"E	24.60'
L8	N24°55'54"E	118.51'
L9	N62°02'52"W	7.94'
L10	N61°55'24"W	11.84'
L11	N62°02'52"W	5.00'
L12	S20°12'52"E	104.69'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S27°53'27"W	81.11'
{L1}	S27°45'00"W	80.66'
(L2)	S28°26'14"W	190.66'
{L2}	S28°54'00"W	190.50'
((L3))	N18°53'21"W	30.08'
[L12]	S18°53'21"E	104.64'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "SURVCON" CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2019093971
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2001025561
{.....}	RECORD INFORMATION PER PLAT VOL. 58 PG. 57
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2019093972
[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 201600134
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2013154774

[A]  
**SPRINGDALE ADDITION**  
**VOL. 4, PG. 325**  
**P.R.T.C.T.**



*Jason Ward*  
 10/7/2020

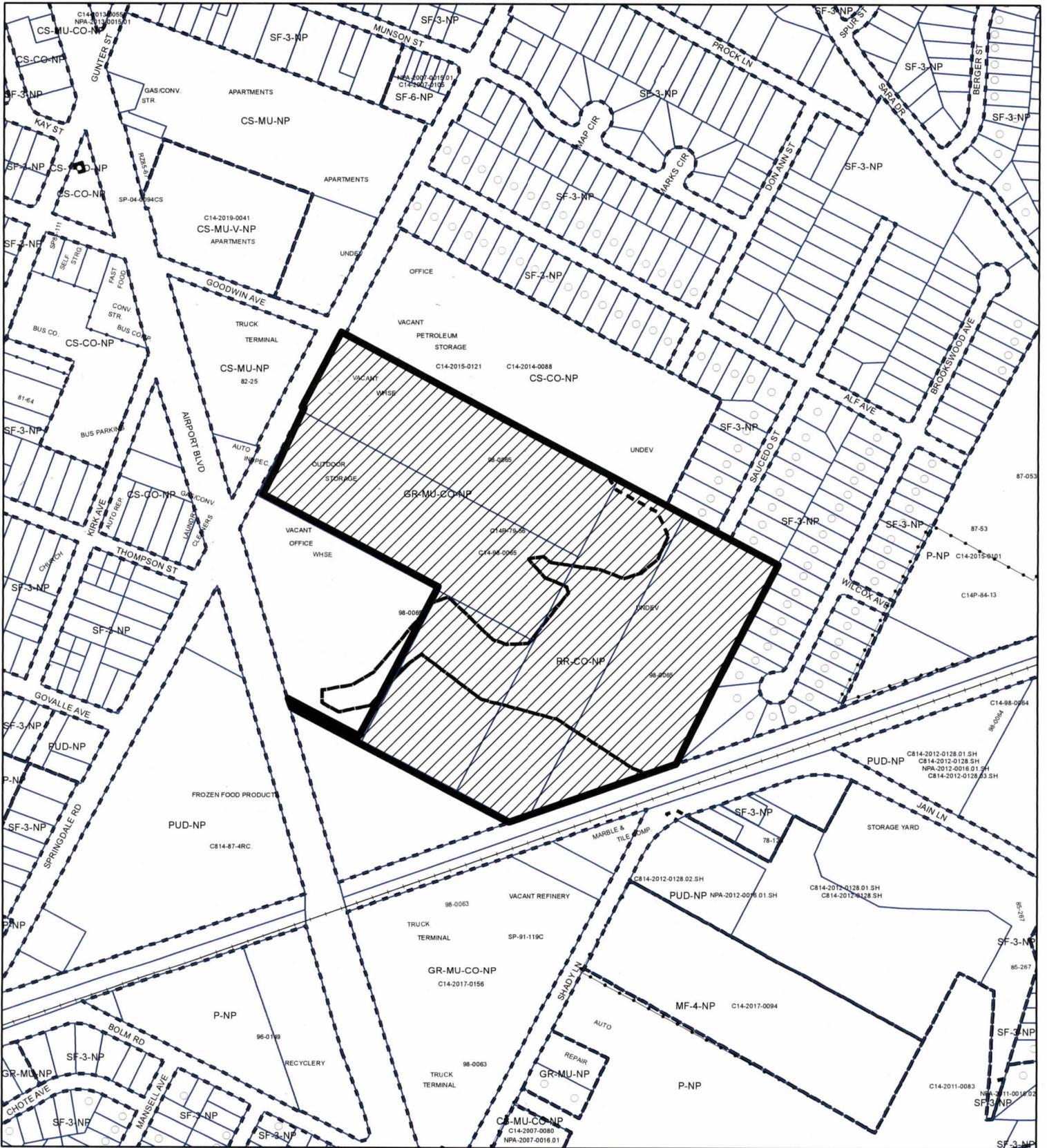
TCAD PARCEL #193704, #193705 & #544200  
 COA GRID #L22

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058721388.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

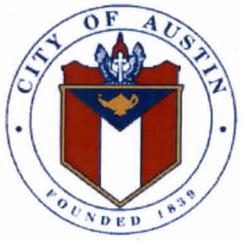
**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**

<p><b>4WARD</b>  <b>Land Surveying</b>  <i>A Limited Liability Company</i></p> <p>PO Box 90876, Austin Texas 78709          WWW.4WARDLS.COM (512) 537-2384          TBPLS FIRM #10174300</p>	Date:	10/7/2020
	Project:	00773
	Scale:	N/A
	Reviewer:	PRB
	Tech:	EBD
	Field Crew:	JZ/FH
	Survey Date:	JUL. 2020
Sheet:	7 OF 7	



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

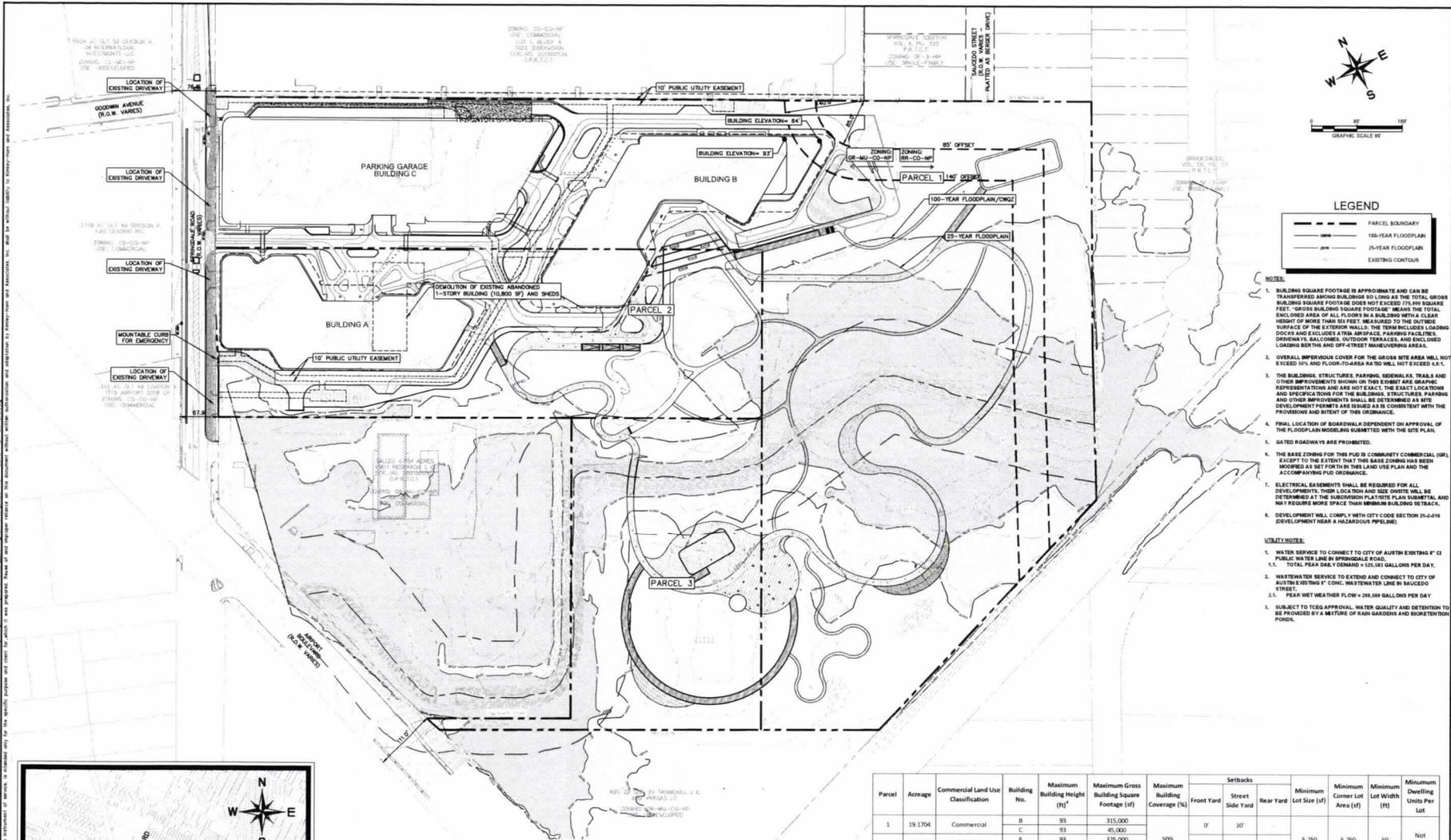
**PLANNED UNIT DEVELOPMENT**  
**ZONING CASE#: C814-2020-0104**  
 Exhibit B



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



- NOTES:**
- BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL GROSS BUILDING SQUARE FOOTAGE DOES NOT EXCEED 775,000 SQUARE FEET. "GROSS BUILDING SQUARE FOOTAGE" MEANS THE TOTAL ENCLOSED AREA OF ALL FLOORS IN A BUILDING WITH A CLEAR HEIGHT OF MORE THAN SIX FEET MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS. THIS TERM INCLUDES LOADING DOCKS AND EXCLUDES A TRAIL, AIRSPACE, PARKING FACILITIES, DRIVEWAYS, BALCONIES, OUTDOOR TERRACES, AND ENCLOSED LOADING BAYS AND OFF-STREET MANEUVERING AREAS.
  - OVERALL IMPERVIOUS COVER FOR THE GROSS SITE AREA WILL NOT EXCEED 50% AND FLOOD-DAMAGE AREA WILL NOT EXCEED 4.1%.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.
  - FINAL LOCATION OF BOARDWALK DEPENDENT ON APPROVAL OF THE FLOODPLAIN MODELING SUBMITTED WITH THE SITE PLAN.
  - GATED ROADWAYS ARE PROHIBITED.
  - THE BASE ZONING FOR THIS PLAN IS COMMERCIAL (GR), EXCEPT TO THE EXTENT THAT THE BASE ZONING HAS BEEN MODIFIED AS SET FORTH IN THE LAND USE PLAN AND THE ACCOMPANYING PUD ORDINANCE.
  - ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL DEVELOPMENTS. THEIR LOCATION AND SIZE OBTAIN WILL BE DETERMINED AT THE SUBDIVISION PLAT SITE PLAN SUBMITTAL AND MAY REQUIRE MORE SPACE THAN MINIMUM BUILDING SETBACK.
  - DEVELOPMENT WILL COMPLY WITH CITY CODE SECTION 24-2415 (DEVELOPMENT NEAR A HAZARDOUS PIPELINE).

- UTILITY NOTES:**
- WATER SERVICE TO CONNECT TO CITY OF AUSTIN EXISTING 12" CI PUBLIC WATER MAIN IS SPRINGDALE ROAD.
  - WASTEWATER SERVICE TO EXTEND AND CONNECT TO CITY OF AUSTIN EXISTING 8" CONIC WASTEWATER MAIN IN BACKSTOP STREET.
  - PEAK WET WEATHER FLOW = 265,000 GALLONS PER DAY.
  - SUBJECT TO TCEQ APPROVAL, WATER QUALITY AND DETENTION TO BE PROVIDED BY A MIXTURE OF RAIN GARDENS AND BIORETENTION POND.

NO.	REVISIONS	DATE

**Kimley»Horn**  
 2600 W. FORTWORTH TRAIL, SUITE 300  
 AUSTIN, TX 78746  
 PHONE: 512.476.1700  
 WWW.KIMLEY-HORN.COM  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.

**PRELIMINARY**  
 Kimley»Horn  
 PRELIMINARY DESIGN

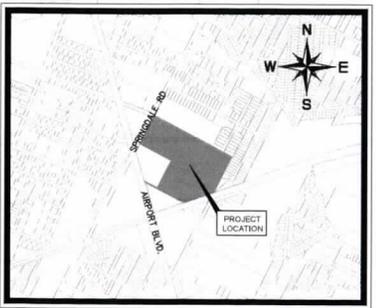
KHA PROJECT	08282500	CHECKED BY:	KHB
DATE	AUGUST 2020	DATE	KHB
SCALE	AS SHOWN	DATE	KHB
DESIGNED BY:	KHB	DATE	KHB
DRAWN BY:	KHB	DATE	KHB

**LAND USE PLAN**

Parcel	Acreage	Commercial Land Use Classification	Building No.	Maximum Building Height (ft) <sup>a</sup>	Maximum Gross Building Square Footage (sf)	Maximum Building Coverage (%)	Setbacks	Minimum Corner Lot Size (sf)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Dwelling Units Per Lot
1	19.1704	Commercial	B	93	315,000		Front Yard: 0', Street Side Yard: 10', Rear Yard: -				
2	6.6576	Commercial	A	93	125,000	50%	Front Yard: 0', Street Side Yard: 10', Rear Yard: -	5,750	5,750	50	Not Permitted
3	4.3776	Commercial	B	93	90,000		Front Yard: 0', Street Side Yard: 10', Rear Yard: -				
<b>Total</b>	<b>30.30</b>				<b>775,000</b>						

- All uses in effect on the date of this ordinance specified as permitted uses and conditional uses in the community commercial (GR) district, and Electronic Prototype Assembly, Electronic Testing, Research Assembly Services, and Research Testing Services uses, as provided in the City Code are permitted uses in the Springdale Green PUD.
- The ground floor of Building C (parking garage) shall contain a minimum of 3,600 square feet for commercial uses.
- The following land uses are prohibited on the property: Automotive rental, Automotive repair services, Automotive sales, Automotive washing (of any type), Drop-off recycling collection, Estimating services, Funeral services, Community garden, and Service station.
- Section 25-2-106(C) (Height Limitations and Setbacks for Large Sites) is modified to waive the compatibility standards as necessary to allow the buildings shown in Exhibit "C" (Land Use Plan) to achieve 66 feet of height at 85 feet from the property line of an SF-5 or more restrictive zoning district and to achieve 93 feet of height at 140 feet from the property line of an SF-5 or more restrictive zoning district.

Parking Garage Summary			Baseline for Determining Development Bonus per Section 1.3.3	674,853
Parcel	Garage No.	Maximum Garage Height (ft)	Bonus Area Square Footage	100,147
1	C	93	Maximum Square Footage	775,000
2	-	-	*Baseline determined using GR base zoning district and applicable compatibility standards.	
3	-	-		



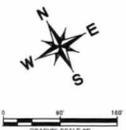
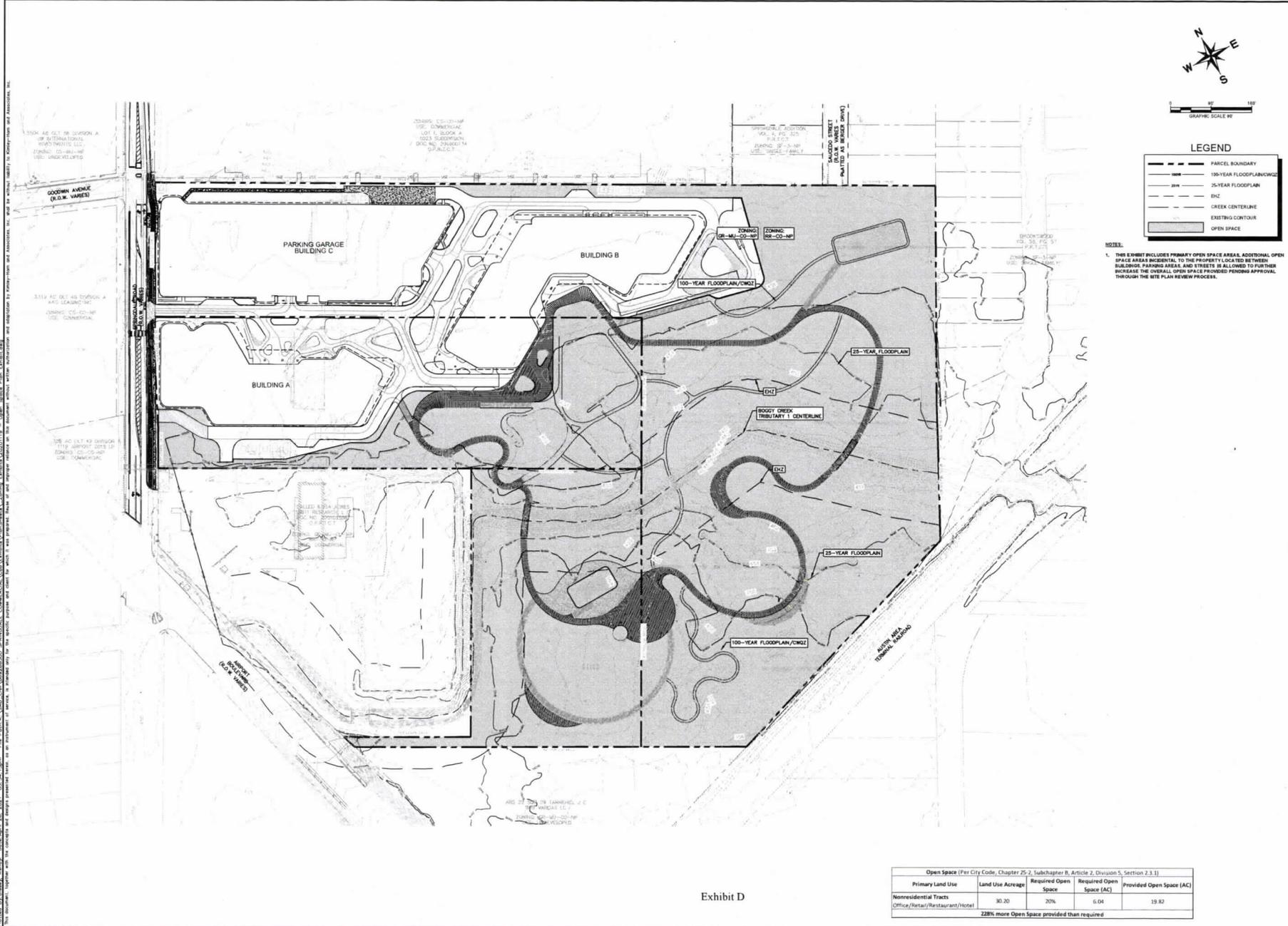
**LEGAL DESCRIPTION:**  
 PARCEL 1 19.1704 ACRES SITUATED IN THE J.C. TANNHILL SURVEY NO. 29, ABSTRACT 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.  
 PARCEL 2 6.6576 ACRES OF LAND OUT OF THE J.C. TANNHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.  
 PARCEL 3 4.3776 ACRES COMPRISED OF ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE J.C. TANNHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

Exhibit C

**SPRINGDALE GREEN**  
 101 SPRINGDALE RD  
 CITY OF AUSTIN  
 TRAVIS COUNTY COUNTY, TEXAS

SHEET NUMBER  
**EXHIBIT**

Project: Bullfinch - 2020 - 03 - 31 - 15m - File: Springdale Green - 2020 - 03 - 31 - 15m - Open Space Plan - 2020 - 03 - 31 - 15m - 10/11/2020 10:00 AM  
 The information on this drawing is provided for the specific project and site for which it was prepared. It is not intended to be used for any other project or site. It is the responsibility of the user to verify the accuracy of the information and to obtain all necessary permits and approvals.



**LEGEND**

--- (dashed line)	PARCEL BOUNDARY
--- (dashed line)	15-YEAR FLOODPLAIN
--- (dashed line)	25-YEAR FLOODPLAIN
--- (dashed line)	100-YEAR FLOODPLAIN
--- (dashed line)	DNZ
--- (dashed line)	CREEK CENTERLINE
--- (dashed line)	EXISTING CONTOUR
--- (dashed line)	OPEN SPACE

**NOTES:**

- THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREA. ADDITIONAL OPEN SPACE AREA INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDING PARKING AREA AND STREETS IS ALLOWED TO FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED PENDING APPROVAL THROUGH THE SITE PLAN REVIEW PROCESS.

Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)			
Primary Land Use	Land Use Acreage	Required Open Space	Provided Open Space (AC)
Nonresidential Tracts Office/Retail/Restaurant/Hotel	30.20	20%	6.04
			19.82
<b>228% more Open Space provided than required</b>			

Exhibit D

NO.	REVISIONS	DATE	BY

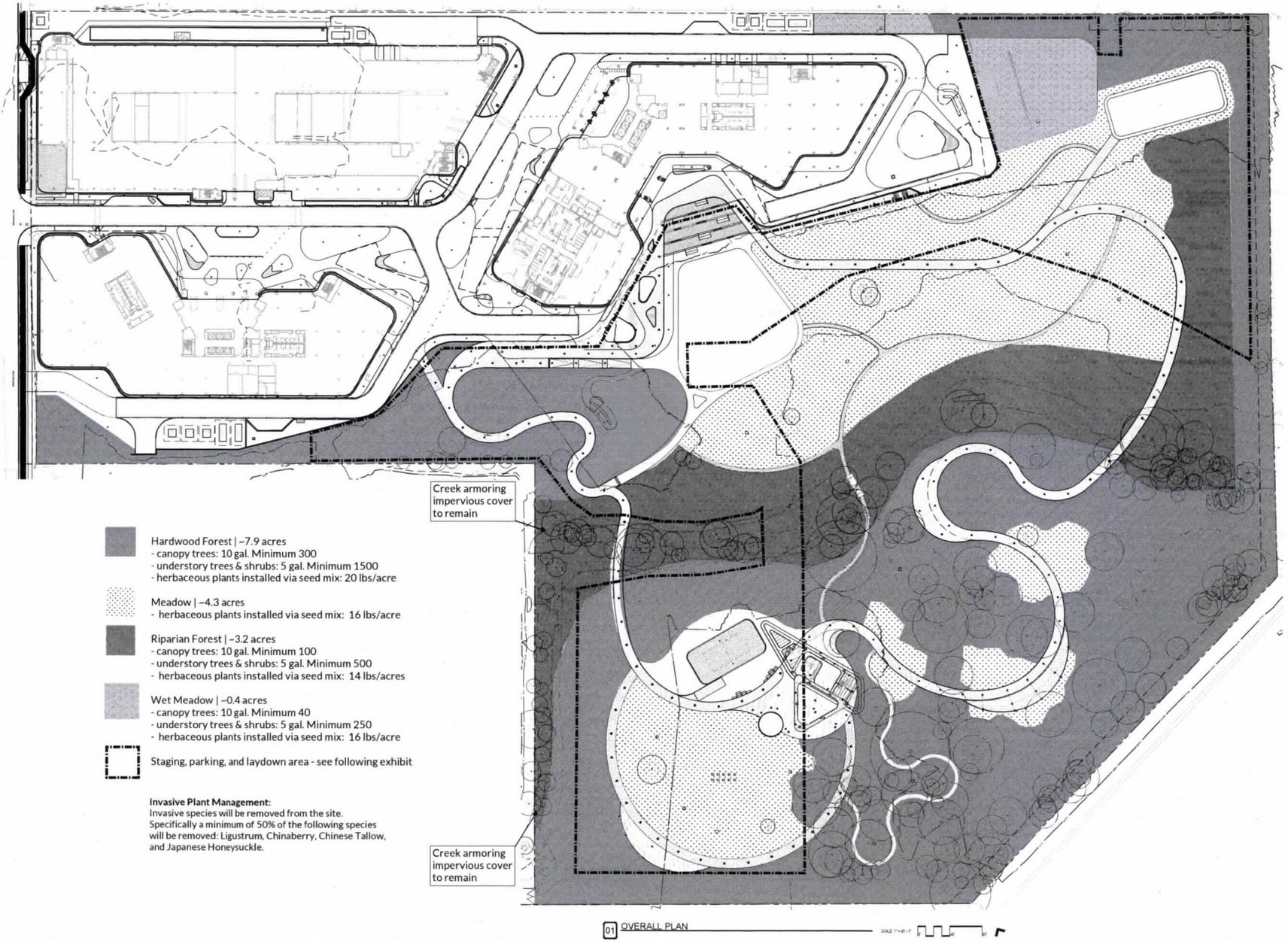
**Kimley & Horn**  
 2600 VA FORTNEY TRAIL, SUITE 300  
 AUSTIN, TX 78746  
 PHONE: 512.835.1100  
 FAX: 512.835.1101  
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 08252020	DATE AUGUST 2020
SCALE: AS SHOWN	DESIGNED BY: KJB
DRAWN BY: ME	CHECKED BY: BHT

**OPEN SPACE PLAN**

**SPRINGDALE GREEN**  
 1011 SPRINGDALE RD  
 CITY OF AUSTIN  
 TRAVIS COUNTY, TEXAS

**EXHIBIT**



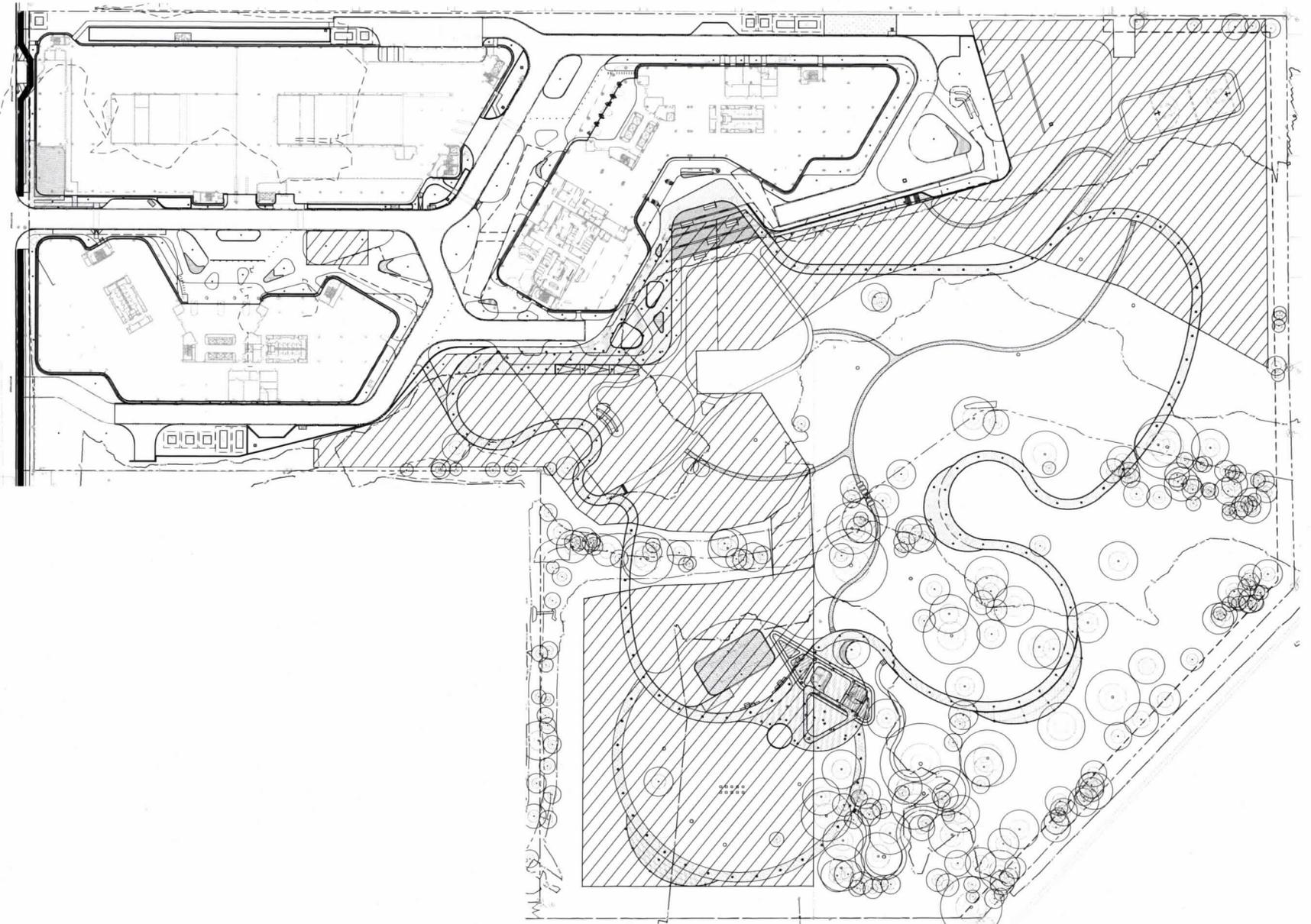
- Hardwood Forest | ~7.9 acres  
 - canopy trees: 10 gal. Minimum 300  
 - understory trees & shrubs: 5 gal. Minimum 1500  
 - herbaceous plants installed via seed mix: 20 lbs/acre
- Meadow | ~4.3 acres  
 - herbaceous plants installed via seed mix: 16 lbs/acre
- Riparian Forest | ~3.2 acres  
 - canopy trees: 10 gal. Minimum 100  
 - understory trees & shrubs: 5 gal. Minimum 500  
 - herbaceous plants installed via seed mix: 14 lbs/acre
- Wet Meadow | ~0.4 acres  
 - canopy trees: 10 gal. Minimum 40  
 - understory trees & shrubs: 5 gal. Minimum 250  
 - herbaceous plants installed via seed mix: 16 lbs/acre
- Staging, parking, and laydown area - see following exhibit

**Invasive Plant Management:**  
 Invasive species will be removed from the site.  
 Specifically a minimum of 50% of the following species  
 will be removed: Ligustrum, Chinaberry, Chinese Tallow,  
 and Japanese Honeysuckle.

Creek armoring  
 impervious cover  
 to remain

Creek armoring  
 impervious cover  
 to remain

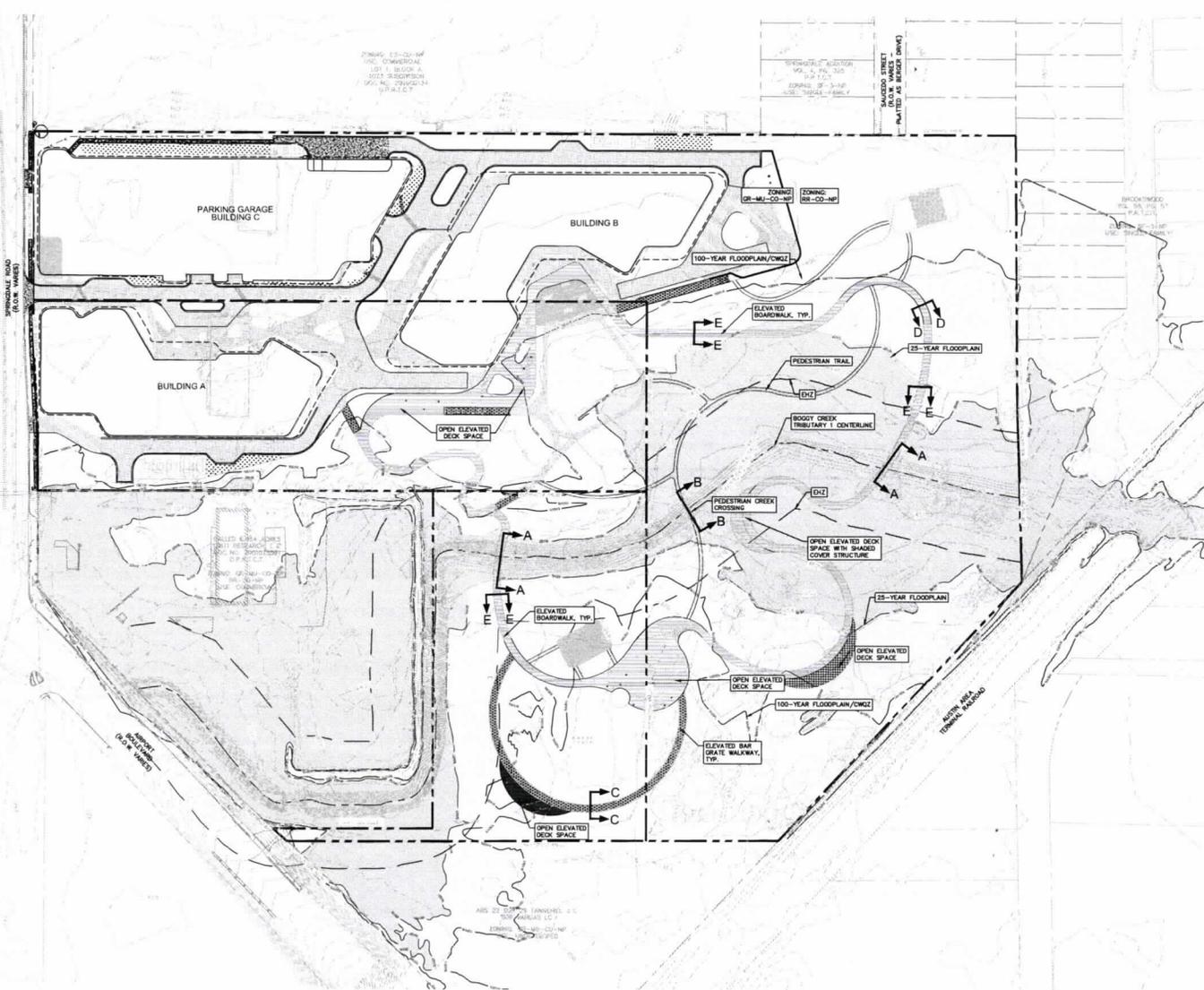
01 OVERALL PLAN



01 OVERALL PLAN

SCALE 1:400

Project: Springdale Green, 1011 Springdale Rd, Austin, TX 78748. Date: 07-21-2020. The City of Austin, Texas, is providing this information for informational purposes only. It is intended only for the specific purpose and shall not be used for any other purpose. The City of Austin, Texas, is not responsible for any errors or omissions in this information. The City of Austin, Texas, is not responsible for any damages, including consequential damages, arising from the use of this information.



N  
W  
E  
S

GRAPHIC SCALE BY  
0 25 50 100  
FEET

**LEGEND**

- PARCEL BOUNDARY
- - - 100-YEAR FLOODPLAIN/CWQZ
- - - 25-YEAR FLOODPLAIN
- - - EHZ
- - - CREEK CENTERLINE
- - - EXISTING CONTOUR

- NOTES:**
- DEVELOPMENT WITHIN THE CWQZ SHALL INCLUDE RESTORATION OF THE WOODLAND AND SPARSAN WOODLAND IN THE 25-YEAR FLOODPLAIN PURSUANT TO THE RESTORATION PLAN.
  - CONSTRUCTION OF THE PEDESTRIAN BRIDGES TO BE STEEL FRAME WITH WOOD OR METAL DECKING AT A MINIMUM OF 12 FT WIDE AND SHALL ALLOW FOR PIER SUPPORTS IN THE CWQZ INCLUDING THE EROSION HAZARD ZONE. THE PEDESTRIAN BRIDGE IS TO BE CONSTRUCTED AS PART OF THE SITE PLAN FOR SPRINGDALE GREEN PUD.
  - CONSTRUCTION IN THE CWQZ MAY ALSO INCLUDE ELEVATED BOARDWALKS WITH SHADED AREAS AND SUPPORT PEERS THAT ARE LARGER THAN 12 FEET HIGH IN SOME PLACES; HOWEVER, THE AREAS AUGMENTED BY EXPANDED DECKS (OPEN SPACE) THAT ARE GREATER THAN 12 FEET WIDE SHALL NOT EXCEED 10% OF THE TOTAL LINEAR FEET OF THE BOARDWALK WITHIN THE CRITICAL WATER QUALITY ZONE.
  - DURING CONSTRUCTION OF THE SPRINGDALE GREEN PUD, THE REQUIREMENTS UNDER SECTION 25-2-011 CRITICAL WATER QUALITY ZONE DEVELOPMENT ARE REQUIRED TO ALLOW THE FOLLOWING:
    - CONSTRUCTION STAGING AREAS INCLUDING LAUNDRY AREA FOR BUILDING MATERIALS, TEMPORARY CONSTRUCTION OFFICE, STORAGE OF BUILDING CONSTRUCTION EQUIPMENT AND VEHICLES, ON-TIME PARKING OF PERSONAL VEHICLES, AND TEMPORARY ACCESS ROADS SHALL BE PERMITTED WITHIN THE CWQZ OUTSIDE THE 25-YEAR FLOODPLAIN.
    - WITHIN THE 25-YR FLOODPLAIN CONSTRUCTION ACTIVITIES ASSOCIATED WITH PERMITTED STRUCTURES, TEMPORARY ACCESS ROADS AND NO MORE THAN THREE BRIDGES NO GREATER THAN 14' WIDE ACROSS THE BOBBY CREEK TRIBUTARY 1.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS THE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

NO.	REVISIONS	DATE	BY

**Kimley-Horn**

2000 WA PARKWAY, SUITE 300  
AUSTIN, TX 78748  
PHONE: 512.835.1700  
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KHA PROJECT	09226200
DATE	AUGUST 2020
SCALE	AS SHOWN
DESIGNED BY	KJB
DRAWN BY	KJB
CHECKED BY	DHT

**CREEK PLAN**

**SPRINGDALE GREEN**  
1011 SPRINGDALE RD  
CITY OF AUSTIN  
TRAVIS COUNTY COUNTY, TEXAS

**EXHIBIT**

Exhibit F







